

IN RE: PETITION FOR RESIDENTIAL  
ZONING VARIANCE  
S/S Stags Leap Court, 708 ft. E.  
of Glen Klen Court  
15 Stags Leap Court  
3rd Election District  
3rd Councilmanic District  
Richard Teitel, et ux  
Petitioners

BEFORE THE  
ZONING COMMISSIONER  
OF BALTIMORE COUNTY  
Case No. 94-88-A

#### FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before the Zoning Commissioner as an administrative variance filed by Richard Teitel and Marlene Teitel, his wife, for that property known as 15 Stags Leap Court in the Hopkins Property subdivision of Baltimore County. The Petitioners herein seek a variance from Section 1802.3.C.1 of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit a side yard setback of 3 ft., in lieu of the required 15 ft., for an enclosed porch, in a D.R. 3.5 zone; and to amend the Final Development Plan for "Cobblestone", as more particularly described on Petitioners' Exhibit No. 1, the plat to accompany the Petition.

The Petitioners having filed a Petition for Residential Variance and the subject property having been posted, and there being no request for a public hearing, a decision shall be rendered based upon the documentation presented.

The Petitioners have filed the supporting affidavits as required by Section 26-127 (b)(1) of the Baltimore County Code. Based upon the information available, there is no evidence in the file to indicate that the requested variance would adversely affect the health, safety or general welfare of the public and should therefore be granted. In the opinion of the Zoning Commissioner, the information, photographs, and affidavits submitted provide sufficient facts that comply with the requirements of Section 307.1 of the B.C.Z.R. Furthermore, strict compliance with the

B.C.Z.R. would result in practical difficulty and/or unreasonable hardship upon the Petitioners.

Pursuant to the posting of the property and the provisions of both the Baltimore County Code and the Baltimore County Zoning Regulations, and for the reasons given above, the requested variance should be granted.

THEREFORE, IT IS ORDERED by the Zoning Commissioner for Baltimore County this 30th day of September, 1993 that the Petition for a Zoning Variance from Section 1802.3.C.1 of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit a side yard setback of 3 ft., in lieu of the required 15 ft., for an enclosed porch in a D.R.3.5 zone; and to amend the Final Development Plan for Cobblestone, be and is hereby GRANTED, subject, however, to the following restriction which are conditions precedent to the relief granted herein:

1. The Petitioners are hereby made aware that proceeding at this time is at their own risk until such time as the 30 day appellate process from this Order has expired. If, for whatever reason, this Order is reversed, the Petitioners would be required to return, and be responsible for returning, said property to its original condition.

LAWRENCE E. SCHMIDT  
ZONING COMMISSIONER  
FOR BALTIMORE COUNTY

ORDER RECEIVED FOR FILING  
Date: 9/30/93  
By: [Signature]

LES:mmm

-2-

Baltimore County Government  
Zoning Commissioner  
Office of Planning and Zoning

Suite 111, Courthouse  
400 Washington Avenue  
Towson, MD 21204

(410) 887-4386

October 1, 1993

Mr. and Mrs. Richard Teitel  
15 Stags Leap Court  
Baltimore, Maryland 21208

RE: Petition for Administrative Zoning Variance  
Case No. 94-88-A  
Property: 15 Stags Leap Court

Dear Mr. and Mrs. Teitel:

Enclosed please find the decision rendered in the above captioned case. The Petition for an Administrative Variance has been granted, in accordance with the attached order.

In the event the decision rendered is unfavorable to any party, please be advised that any party may file an appeal within thirty (30) days of the date of the Order to the County Board of Appeals. If you require additional information concerning filing an appeal, please feel free to contact our Appeals Clerk at 807-1391.

Very truly yours,

[Signature]  
Lawrence E. Schmidt  
Zoning Commissioner

LES:mmm  
encl.

## Petition for Administrative Variance to the Zoning Commissioner of Baltimore County

for the property located at 15 Stags Leap Ct, 21208  
which is presently zoned DR 3.5

This Petition shall be filed with the Office of Zoning Administration & Development Management. The undersigned, legal owner(s) of the property, do hereby certify that I/We are the legal owner(s) of the property and that I/We are not a minor, an incompetent person, or a person who has been adjudicated as such by a court of law. I/We are not a corporation, partnership, or other unincorporated entity. I/We are not a person who has been adjudicated as such by a court of law. I/We are not a person who has been adjudicated as such by a court of law.

I/We are not a person who has been adjudicated as such by a court of law. I/We are not a person who has been adjudicated as such by a court of law. I/We are not a person who has been adjudicated as such by a court of law.

See Attached

Property is to be posted and advertised as provided by Zoning Regulations. I/We agree to pay expenses of above variance including posting and advertising, and I/We agree to be bound by the zoning regulations and restrictions of Baltimore County, which are hereby acknowledged.

Signature of Petitioner: [Signature]  
Signature of Zoning Commissioner: [Signature]  
Address: 15 Stags Leap Ct, Baltimore, MD 21208  
Date: 9/30/93

REVIEWED BY: [Signature]  
DATE: 10/1/93  
ESTIMATED POSTING DATE: 10/1/93

## Affidavit in support of Administrative Variance

The undersigned hereby affirms under the penalties of perjury to the Zoning Commissioner of Baltimore County, as follows:

That the information herein given is within the personal knowledge of the Affiant(s) and that Affiant(s) are competent to testify thereto in the event that a public hearing is scheduled in the future with regard thereto.

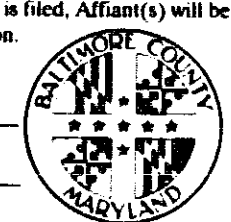
That the Affiant(s) does/do presently reside at 15 Stags Leap Ct, Baltimore, MD 21208.

That based upon personal knowledge, the following are the facts upon which I/we base the request for an Administrative Variance at the above address: (include hardship or practical difficulty)

See attached

That Affiant(s) acknowledge(s) that if a protest is filed, Affiant(s) will be required to pay a reposting and advertising fee and may be required to provide additional information.

[Signature]  
Richard Teitel  
Type or print name



[Signature]  
MARLENE TEITEL  
Type or print name

STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

I HEREBY CERTIFY, this day of September, 1993, before me, a Notary Public of the State of Maryland, in and for the County aforesaid, personally appeared

the Affiant(s) herein, personally known or satisfactorily identified to me as such Affiant(s), and made oath in due form of law that the matters and facts hereinabove set forth are true and correct to the best of his/her knowledge and belief.

AS WITNESS my hand and Notary Seal

August 19, 1993  
[Signature]  
NOTARY PUBLIC

My Commission Expires:

January 1, 1997

We would like to have a variance for setback restrictions in order to build a porch on the west side of our home at 15 Stags Leap Court. We chose this location because it is the only suitable place to build the porch.

On the east side of the house we could not build a porch because the house is on a zero setback lot and the east side has no setback.

The rear of the house is unsuitable for the porch because it is comprised mainly of ground to roof windows. This "glass wall" has a beautiful open look which allows us to enjoy seeing our backyard.

The west side of the house is next to our kitchen. Our family would like to use the porch as an outside dining area. So, having the porch next to the kitchen would be a perfect spot for us. Also, there are no windows on the west side of the house which would be obstructed by the existence of a porch. Also, the west side of our house has a common area right of way which is between our house and the neighboring property.

The current setback ranges from 12' to 15'. We are requesting a variance so we can build a porch within 3' of the fenced property line. (Every house in our area is surrounded by a 6' tall wooden fence.) In this way, we can build a porch that is 9' wide at the narrow end, giving us room to put a table and chairs and other furniture on the porch.

Thank you for your consideration of this variance.

## EXAMPLE 3 - Zoning Description - 3 copies

Three copies are required. Copies of deeds cannot be used in place of this description. Use this fill-in format provided whenever possible; otherwise, type or print on 8-1/2" x 11" sheet.

ZONING DESCRIPTION FOR 15 Stags Leap Ct.  
Election District 3 Councilmanic District 3

Beginning at a point on the 15th side of Stags Leap Ct. (north, south, east or west) which is 150' (number of feet of right-of-way width) wide at a distance of 150' (number of feet) (north, south, east or west) of the centerline of the nearest improved intersecting street 1st St. (name of street) which is 60' (number of feet of right-of-way width) wide. "Being Lot # 36."

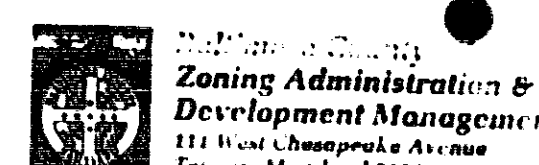
Block # 34, Section # 11 in the subdivision of Hopkins Property - Cobblestone as recorded in Baltimore County Plat Book # 34, Folio # 5, containing 631 sq ft - 15 ac. (square feet and acres)

\*If your property is not recorded by Plat Book and Folio Number, then DO NOT attempt to use the Lot, Block and Subdivision description as shown, instead state: "As recorded in Deed Liber #, Folio #, and include the measurements and directions (metes and bounds only) here and on the plat in the correct location."

Example of metes and bounds: N. 87° 12' 13" E. 321.1 ft., S. 18° 27' 03" E. 87.2 ft., S. 62° 19' 00" W. 318 ft., and N. 08° 15' 22" W. 80 ft. to the place of beginning.

## CERTIFICATE OF POSTING ZONING DEPARTMENT OF BALTIMORE COUNTY Towson, Maryland

District: 3 Date of Posting: 9/30/93  
Posted for: Variance  
Petitioner: Richard Teitel  
Location of property: 15 Stags Leap Ct, Baltimore, MD 21208  
Location of Sign: [Signature]  
Remarks: [Signature]  
Posted by: [Signature] Date of return: 10/1/93  
Number of Signs: 1



Date: 8-20-93

#010 Admin Fee 150  
#150 Posting Fee 35  
Total 185

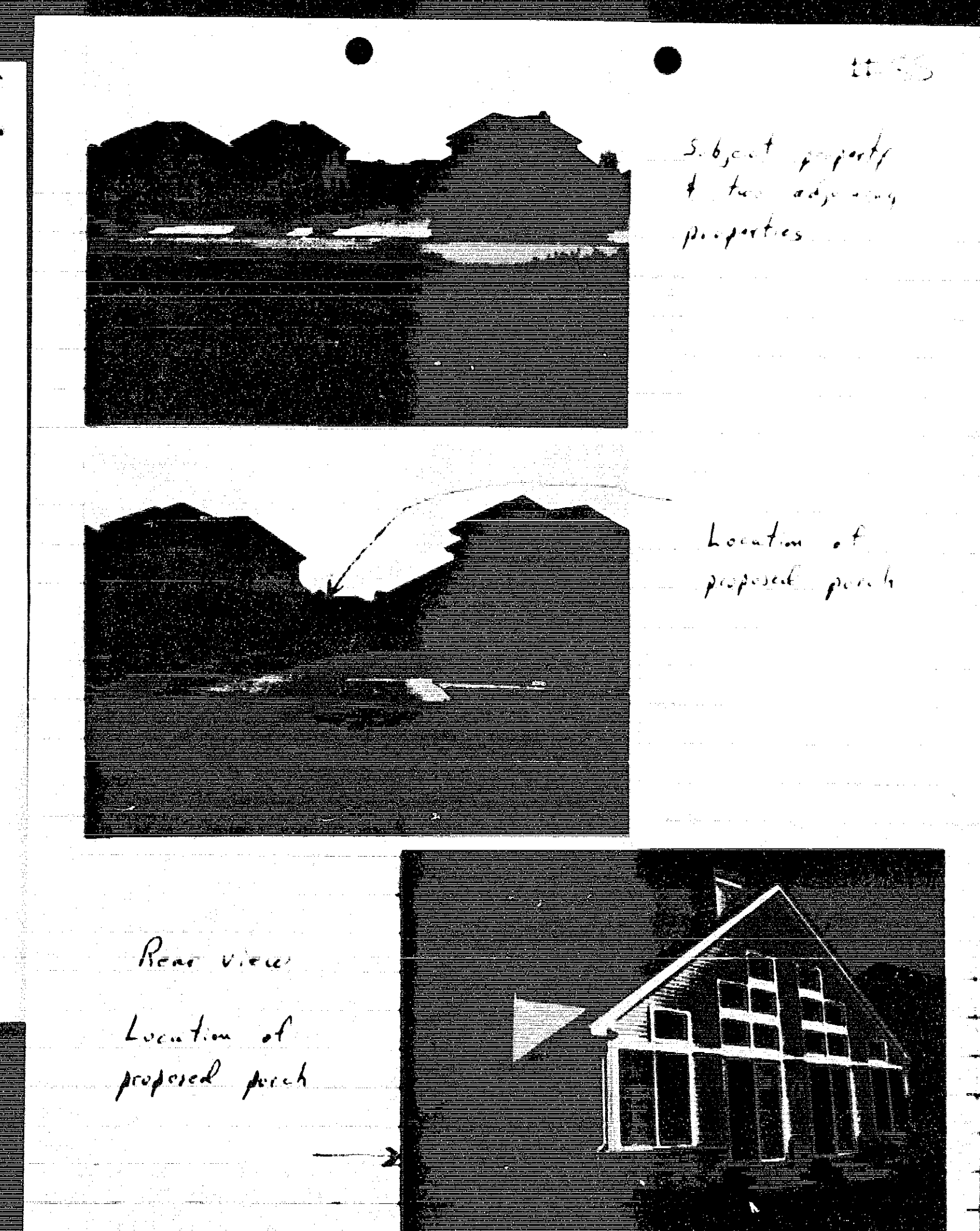
receipt  
94-88-A

Number 855  
JRA

Please Make Checks Payable To Baltimore County

Cashier Validation







# COORDINATES

B0513	35014.092	-34408.457	LC509	347.7524	-36469.327
B0514	34475.978	-34600.735	LC510	34723.454	-36475.022
RW25	34723.407	-34670.081	LC511	34762.028	-36483.989
RW26	34685.256	-34637.762	LC512	34781.916	-36496.107
RW27	34804.929	-34756.897	LC513	34680.071	-36699.788
RW28	34755.919	-34747.507	RW74	34628.695	-36408.289
RW29	34815.539	-34701.410	RW75	34591.154	-36347.710
RW30	34766.429	-34692.019	RW92	34611.922	-36344.908
RW31	34670.673	-34687.521	RW93	34648.986	-36386.715
RW32	34662.852	-34685.922	LC147	34593.614	-36541.378
RW33	34558.511	-34612.713	LC148	34560.794	-36495.124
RW34	34608.911	-34620.434	LC149	34555.039	-36491.592
RW35	34793.702	-34587.104	LC150	34550.000	-36489.275
RW36	34793.194	-34589.379	LC151	34540.194	-36482.472
RW37	34782.436	-34644.041	LC152	34540.682	-36465.026
RW38	34622.314	-34689.468	LC153	34540.000	-36457.639
RW39	34617.233	-34791.019	LC154	34540.000	-36457.639
RW40	34613.475	-34693.330	LC155	34540.000	-36457.639
RW41	34613.475	-34693.330	LC156	34540.000	-36457.639
RW42	34613.475	-34693.330	LC157	34540.000	-36457.639
RW43	34613.475	-34693.330	LC158	34540.000	-36457.639
RW44	34613.475	-34693.330	LC159	34540.000	-36457.639
RW45	34613.475	-34693.330	LC160	34540.000	-36457.639
RW46	34613.475	-34693.330	LC161	34540.000	-36457.639
RW47	34613.475	-34693.330	LC162	34540.000	-36457.639
RW48	34613.475	-34693.330	LC163	34540.000	-36457.639
RW49	34613.475	-34693.330	LC164	34540.000	-36457.639
RW50	34613.475	-34693.330	LC165	34540.000	-36457.639
RW51	34613.475	-34693.330	LC166	34540.000	-36457.639
RW52	34613.475	-34693.330	LC167	34540.000	-36457.639
RW53	34613.475	-34693.330	LC168	34540.000	-36457.639
RW54	34613.475	-34693.330	LC169	34540.000	-36457.639
RW55	34613.475	-34693.330	LC170	34540.000	-36457.639
RW56	34613.475	-34693.330	LC171	34540.000	-36457.639
RW57	34613.475	-34693.330	LC172	34540.000	-36457.639
RW58	34613.475	-34693.330	LC173	34540.000	-36457.639
RW59	34613.475	-34693.330	LC174	34540.000	-36457.639
RW60	34613.475	-34693.330	LC175	34540.000	-36457.639
RW61	34613.475	-34693.330	LC176	34540.000	-36457.639
RW62	34613.475	-34693.330	LC177	34540.000	-36457.639
RW63	34613.475	-34693.330	LC178	34540.000	-36457.639
RW64	34613.475	-34693.330	LC179	34540.000	-36457.639
RW65	34613.475	-34693.330	LC180	34540.000	-36457.639
RW66	34613.475	-34693.330	LC181	34540.000	-36457.639
RW67	34613.475	-34693.330	LC182	34540.000	-36457.639
RW68	34613.475	-34693.330	LC183	34540.000	-36457.639
RW69	34613.475	-34693.330	LC184	34540.000	-36457.639
RW70	34613.475	-34693.330	LC185	34540.000	-36457.639
RW71	34613.475	-34693.330	LC186	34540.000	-36457.639
RW72	34613.475	-34693.330	LC187	34540.000	-36457.639
RW73	34613.475	-34693.330	LC188	34540.000	-36457.639
RW74	34613.475	-34693.330	LC189	34540.000	-36457.639
RW75	34613.475	-34693.330	LC190	34540.000	-36457.639
RW76	34613.475	-34693.330	LC191	34540.000	-36457.639
RW77	34613.475	-34693.330	LC192	34540.000	-36457.639
RW78	34613.475	-34693.330	LC193	34540.000	-36457.639
RW79	34613.475	-34693.330	LC194	34540.000	-36457.639
RW80	34613.475	-34693.330	LC195	34540.000	-36457.639
RW81	34613.475	-34693.330	LC196	34540.000	-36457.639
RW82	34613.475	-34693.330	LC197	34540.000	-36457.639
RW83	34613.475	-34693.330	LC198	34540.000	-36457.639
RW84	34613.475	-34693.330	LC199	34540.000	-36457.639
RW85	34613.475	-34693.330	LC200	34540.000	-36457.639
RW86	34613.475	-34693.330	LC201	34540.000	-36457.639
RW87	34613.475	-34693.330	LC202	34540.000	-36457.639
RW88	34613.475	-34693.330	LC203	34540.000	-36457.639
RW89	34613.475	-34693.330	LC204	34540.000	-36457.639
RW90	34613.475	-34693.330	LC205	34540.000	-36457.639
RW91	34613.475	-34693.330	LC206	34540.000	-36457.639
RW92	34613.475	-34693.330	LC207	34540.000	-36457.639
RW93	34613.475	-34693.330	LC208	34540.000	-36457.639
RW94	34613.475	-34693.330	LC209	34540.000	-36457.639
RW95	34613.475	-34693.330	LC210	34540.000	-36457.639
RW96	34613.475	-34693.330	LC211	34540.000	-36457.639
RW97	34613.475	-34693.330	LC212	34540.000	-36457.639
RW98	34613.475	-34693.330	LC213	34540.000	-36457.639
RW99	34613.475	-34693.330	LC214	34540.000	-36457.639
RW00	34613.475	-34693.330	LC215	34540.000	-36457.639

## LINE TABLE

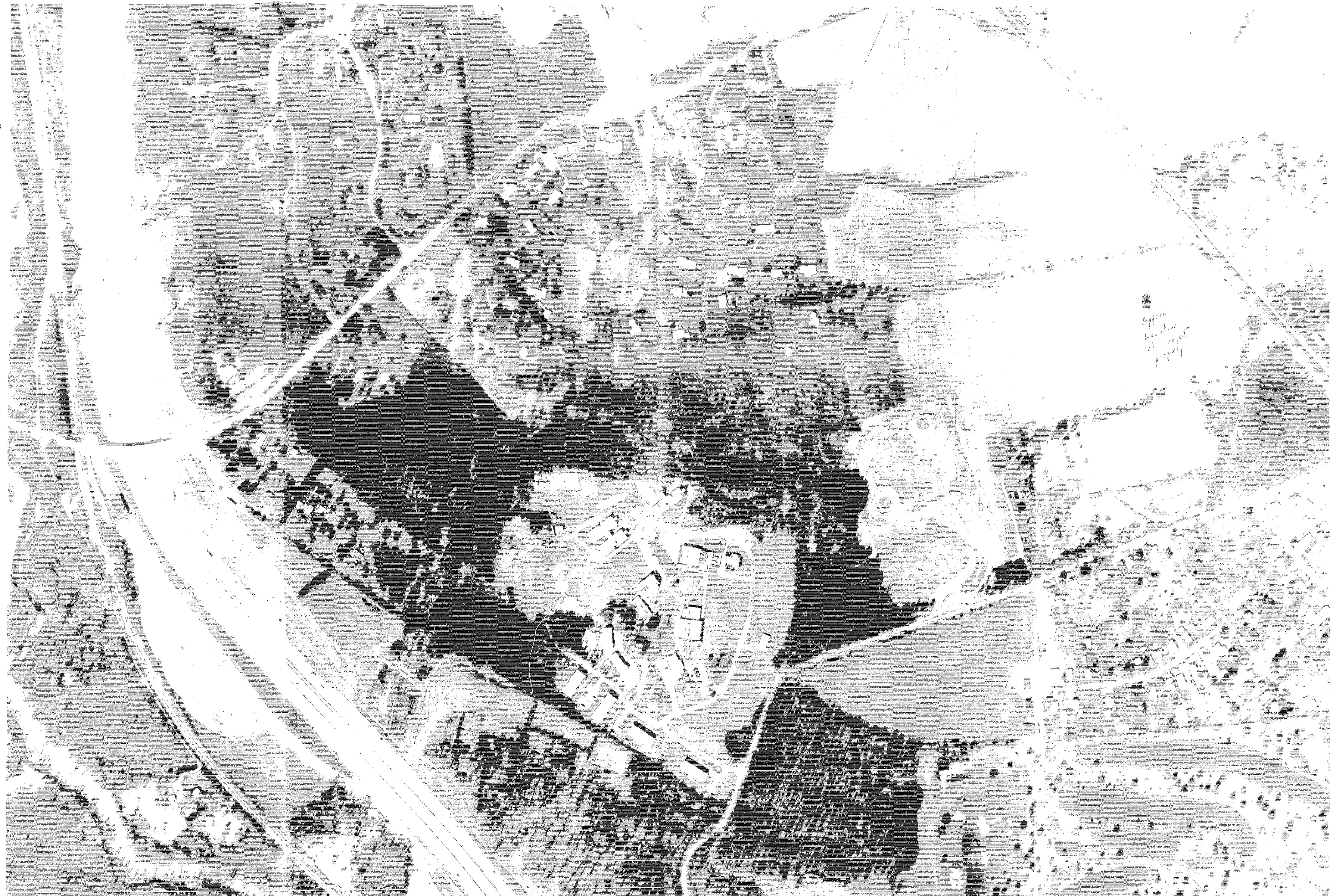
Name	Angle	Distance
L1	N 81°07'02" E	9.00
L2	N 81°07'02" E	7.00
L3	S 14°22'40" E	20.00
L4	N 11°12'00" E	9.00
L5	S 19°16'34" E	20.00
L6	N 81°07'02" E	7.00
L7	S 24°07'00" E	20.00
L8	N 81°07'02" E	9.00
L9	S 29°33'48" E	20.00
L10	S 35°04'01" E	20.00
L11	S 35°04'01" E	21.10
L12	N 81°07'02" E	7.00
L13	N 54°28'40" E	9.00
L14	N 54°28'40" E	7.00
L15	N 54°28'40" E	9.00
L16	N 54°28'40" E	7.00
L17	N 54°28'40" E	9.00
L18	N 54°28'40" E	7.00
L19	N 54°28'40" E	9.00
L20	N 54°28'40" E	7.00
L21	N 54°28'40" E	9.00
L22	N 54°28'40" E	7.00
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L26	N 54°28'40" E	7.00
L27	N 54°28'40" E	9.00
L28	N 54°28'40" E	7.00
L29	N 54°28'40" E	9.00
L30	N 54°28'40" E	7.00
L31	N 54°28'40" E	9.00
L32	N 54°28'40" E	7.00
L33	N 54°28'40" E	9.00
L34	N 54°28'40" E	7.00
L35	N 54°28'40" E	9.00
L36	N 54°28'40" E	7.00
L37	N 54°28'40" E	9.00
L38	N 54°28'40" E	7.00
L39	N 54°28'40" E	9.00
L40	N 54°28'40" E	7.00
L41	N 54°28'40" E	9.00
L42	N 54°28'40" E	7.00
L43	N 54°28'40" E	9.00
L44	N 54°28'40" E	7.00
L45	N 54°28'40" E	9.00
L46	N 54°28'40" E	7.00
L47	N 54°28'40" E	9.00
L48	N 54°28'40" E	7.00
L49	N 54°28'40" E	9.00
L50	N 54°28'40" E	7.00
L51	N 54°28'40" E	9.00
L52	N 54°28'40" E	7.00
L53	N 54°28'40" E	9.00
L54	N 54°28'40" E	7.00

## CURVE TABLE

Name	Delta	Radius	Length	Bearing	Chord	Tangent
C1	004°26'43"	2794.89	216.84	S 08°24'57" E	216.78	108.47
C2	002°30'55"	2854.89	125.32	N 07°27'03" W	125.31	62.67
C3	000°31'48"	2854.89	26.41	N 10°22'24" W	26.41	13.20
C4	031°23'14"	558.87	306.16	N 65°25'25" E	302.34	157.02
C5	007°01'58"	508.87	82.46	N 77°36'03" E	62.42	31.27
C6	016°09'14"	508.87	143.47	N 57°48'24" E	142.99	72.21
C7	147°26'46"	103.07	285.25	S 56°32'50" E	197.88	353.00
C8	158°23'48"	153.00	422.98	S 51°04'18" E	300.58	801.93
C9	059°09'29"	30.00	30.98	S 46°45'18" W	29.62	17.03
C10	269°05'37"	50.00	234.83	S 58°12'46" E	71.27	
C11	040°53'10"	30.00	21.41	N 07°41'01" E	20.96	11.18
C12	046°21'21"	132.69	107.35	N 77°38'49" W	104.45	56.81
C13	031°46'15"	82.69	45.85	N 84°56'23" W	45.27	23.53
C14	088°03'28"	125.00	192.11	S 35°08'46" W	173.76	120.83
C15	088°03'28"	75.00	115.27	S 35°08'46" W	104.25	72.50

LIGHTWAY AND LIGHTWAY WIDENING STORMWATER MANAGEMENT AREAS  
 2. LANE DRAINAGE ACCORDING TO STORMWATER MANAGEMENT AND UTILITY DEPARTMENTS  
 3. LANE DRAINAGE ACCORDING TO STORMWATER MANAGEMENT AND UTILITY DEPARTMENTS  
 4. LANE DRAINAGE ACCORDING TO STORMWATER MANAGEMENT AND UTILITY DEPARTMENTS  
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A-88-46

BALTIMORE COUNTY  
OFFICE OF PLANNING AND ZONING  
PHOTOGRAPHIC MAP

PREPARED BY AIR PHOTOGRAPHICS, INC.  
MARTINSBURG, W.V. 25401

SCALE  
1" = 200'  
DATE  
OF  
PHOTOGRAPHY  
JANUARY  
1986

LOCATION  
GARRISON  
AREA

SHEET  
NW  
9-G

MICROFILMED